Minutes – Lord Selkirk-West Kildonan Community Committee – September 3, 2026

PUBLIC HEARINGS

Item No. 3 Variance – 1080 Court Avenue
(Old Kildonan Ward)
File DAV 161954/2026D [c/r DAZ 217/2026]

COMMUNITY COMMITTEE DECISION:

The Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and approved a Variance on "the land" for the construction of a multi-family dwelling to permit:

1. a front yard of 10 feet (3.05 metres);

2. 49 parking spaces.

Subject to the following conditions:

1. That the development includes a total of seven (7) secure, enclosed bicycle parking spaces to the satisfaction of the Director of Planning, Property and Development.

2. That the Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 217/2026.

3. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

DECISION MAKING HISTORY:

The Winnipeg Public Service advised that all statutory requirements with respect to this application have been complied with.

Moved by Councillor Sharma,
That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Councillor Sharma,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Sharma,
That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance:

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) [✓] is [ ] is not
the minimum modification of a zoning by–law required to relieve the injurious effect of the zoning by–law on the applicant's property; and

(d) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. It is not a huge parcel here and we need to put some housing in this spot, it’s right near the multiuse pathway and future lake that it going in which will allow the site to develop more in line with the land use policies.

DECISION MAKING HISTORY (continued):

Supporting Reasons (continued)

2. I think it is scaled well, has a nice treed presence, in terms of the conceptual design which will come back to this Committee for Plan Approval, we are expecting material and it's a unique area here in the Templeton/Court, some greenfield, some infill and a little bit of both coming forward and is a good use.

Carried

Moved by Councillor Sharma,

That the recommendation of the Winnipeg Public Service be concurred in with the following amendment:

- Permit Recommendation 1 as applied for, namely:

  "1. a front yard of 10 feet (3.05 metres);"

and the Variance be approved.

Carried

Moved by Councillor Sharma,

That the public hearing with respect to this application be concluded.

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
LORD SELKIRK-WEST KILDONAN COMMUNITY COMMITTEE

DAV 161954/2026D [c/r DAZ 217/2026]

Before:	Lord Selkirk-West Kildonan Community Committee Councillor Santos, Chairperson Councillor Eadie Councillor Sharma
Hearing:	September 3, 2026 Council Building, 510 Main Street
Applicant:	Landmark Planning & Design Inc. (Brennan Johnson)
Premises Affected:	1080 Court Avenue
Legal Description:	EXC ROAD PL 65619 LOT 26 PLAN 4146 17/19 K OTM, hereinafter called "the land"
Property Zoned:	"R1-E" (Residential Single-Family Estate District) Proposed "RMF-M" (Residential Multi-Family Medium District)
Nature of Application:	To vary the proposed "RMF-M Residential Multi-Family Medium District" Development and Design Standards of the Winnipeg Zoning By-law No. 200/2006 for the construction of a multi-family dwelling permit: 1. A front yard of 10 feet (3.05 metres) instead of 25 feet (7.62 metres); 2. 49 parking spaces instead of 54 parking spaces.

It is the opinion of the Lord Selkirk-West Kildonan Community Committee that subject to the conditions listed below, if any, this Variance meets the statutory criteria as outlined in Subsection 247(3) of the City of Winnipeg Charter in that it:

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) [✓] is [ ] is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. I think it is scaled well, has a nice treed presence, in terms of the conceptual design which will come back to this Committee for Plan Approval, we are expecting material and it's a unique area here in the Templeton/Court, some greenfield, some infill and a little bit of both coming forward and is a good use.

ORDER:

The Lord Selkirk-West Kildonan Community Committee orders that the provisions of the Proposed "RMF-M Residential Multi-Family Medium District" Development and Design Standards of the Winnipeg Zoning By-law No. 200/2006 for the construction of a multi-family dwelling permit:

1. A front yard of 10 feet (3.05 metres);

2. 49 parking spaces.

subject to the following conditions, which the Lord Selkirk-West Kildonan Community Committee considers necessary to ensure compliance with criteria (a) to (d) in Subsection 247(3) of the City of Winnipeg Charter, namely:

1. That the development includes a total of seven (7) secure, enclosed bicycle parking spaces to the satisfaction of the Director of Planning, Property and Development.

2. That the Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 217/2026.

3. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: September 4, 2026,

CERTIFIED BY:



Pieter Prinsloo
Senior Committee Clerk

HOW TO APPEAL

If you object to this Order, you are entitled to file a notice of appeal. Your notice of appeal must:

(a) be in writing;

(b) contain your name, mailing address, and phone number;

(c) be addressed as set out below;

(d) be received at that office not later than 4:30 p.m. on September 24, 2026;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 26/161954D; and

(f) provide the reason(s) for the appeal

The City Clerk may not schedule an appeal hearing until your notice of appeal meets the above requirements.

Address:	City Clerk, City of Winnipeg c/o Appeal Committee Susan A. Thompson Building Main Floor, 510 Main Street Winnipeg, Manitoba, R3B 1B9
Fax:	204-947-3452
Email:	CLK-Appeals@winnipeg.ca

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

Jose Bernardo III Gochoco
Brennan Johnson
Brendan Salakoh

In Opposition:

Nil

For Information:

Akashdeep Singh

For the City:

S. Jerez, Senior Planner, Planning, Property and Development Department
I. Stonehouse, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 161954/2026D

1. Application dated June 19, 2026
2. Notification of Public Hearing dated July 20, 2026
3. Manitoba Status of Title 32065247/1
4. Letter of authorization dated March 26, 2026, from Herman Singh (10140988 Manitoba Ltd.) to Brendan Salakoh and Brennan Johnson (Landmark Planning and Design Inc.)
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheets 1 to 13 inclusive for File DAV 161954/2026D dated June 18, 2026.
7. Report from the Urban Planning Division dated August 13, 2026
8. Inspection Report
9. Communication dated August 27, 2026, from Akashdeep Singh with respect to the application
10. Presentation in support of the application, submitted by the Applicant at the public hearing

Exhibit “7” referred to in File DAV 161954/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-161954\D – 1080 Court Ave

Issue: For consideration of Variances associated with the construction of a 36-unit stacked townhouse building.

Critical Path: Lork Selkirk - West Kildonan Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
Isaiah Stonehouse, MCP	n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division **recommends approval, in part, as modified,** for the application to vary the proposed “RMF-M” Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the construction of a multi-family dwelling to permit:

1. a front yard of ~~10 feet (3.05 metres)~~ 15 feet (4.57 metres) instead of 25 feet (7.62 metres);

2. 49 parking spaces instead of 54 parking spaces.

Subject to the following condition(s):

1. That the development includes a total of seven (7) secure, enclosed bicycle parking spaces to the satisfaction of the Director of Planning, Property and Development.

2. That the Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 217/2026.

3. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

REASON FOR THE REPORT

- The applicant is proposing to build a 36-unit stacked townhouse building and requires Variances for front yard and parking supply requirements of the *Winnipeg Zoning By-Law*. An associated rezoning application (DAZ 217/2026) intends to rezone the property from "R1-E" Residential – Single-Family (Estate) to "RMF-M" Residential – Multi-Family (Medium).
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 26-161954\D**
RELATED FILES:	DAZ 217/2026
COMMUNITY:	Lord Selkirk - West Kildonan Committee
NEIGHBOURHOOD #:	3.326 - (LEILA NORTH)
SUBJECT:	To vary the proposed "RMF-M" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 for the construction of a multi-family dwelling to permit: 1. a front yard of 10 feet (3.05 metres) instead of 25 feet (7.62 metres); 2. 49 parking spaces instead of 54 parking spaces.
LOCATION:	1080 Court Ave
LEGAL DESCRIPTION:	EXC ROAD PL 65619 LOT 26 PLAN 4146 17/19 K OTM
APPLICANT:	Brennan Johnson (Landmark Planning & Design Inc) 298 Waterfront Dr Winnipeg, MB R3B 0G5
OWNER:	10140988 MANITOBA LTD. 62 Rozmus Bay Winnipeg, MB R2P 1E1

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Variance with respect to a property may be approved if the Variance:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on the south side of Court Ave, in the Leila North neighbourhood of the Old Kildonan ward.
- The subject site is 36,091 square feet in area. The site is currently occupied by a single-family home built in 1986.
- The subject site has frontage onto Court Avenue, a collector street.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within an “Established Neighbourhoods – Recent Community” policy area. The property is zoned “R1-E” Residential – Single-Family (Estate) District.
- The subject property is located within the “Lower Density Residential” policy area per the *Precinct E Court Avenue Secondary Plan*.



Figure 1: Aerial photo of subject site and surrounding area.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Court Avenue, then a 147-unit (2 building) multi-family development zoned “RMF-M” Residential – Multi-Family (Medium) and a Manitoba Hydro substation zoned “R1-E” Residential – Single-Family (Estate).

South: A personal care home zoned “RMF-L” Residential – Multi-Family (Large).

East: Manitoba Hydro corridor zoned “R1-E” Residential – Single-Family (Estate). Further east are commercial lands, including a grocery store, zoned “C4” Commercial – Regional and the Seven Oaks General Hospital, zoned “EI” Educational & Institutional

West: Vacant land zoned “R1-E” Residential – Single-Family (Estate).

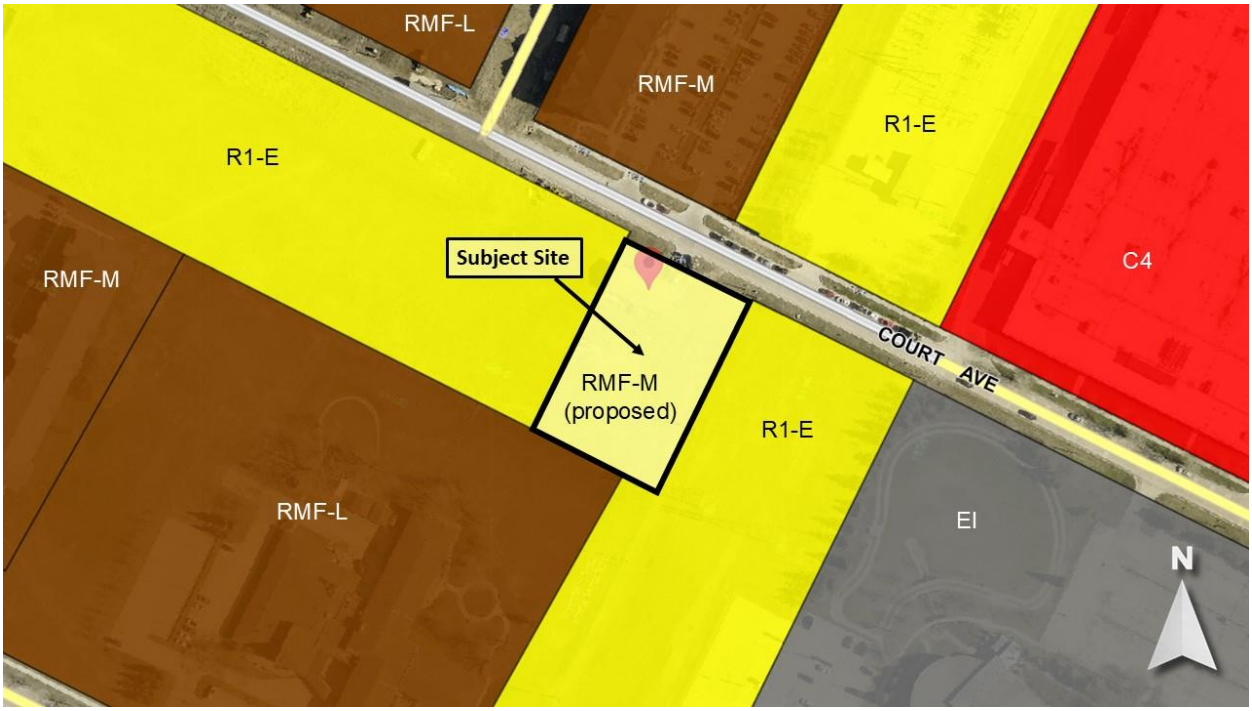


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject site from an “R1-E” Residential – Single-Family (Estate) District to an “RMF-M” Residential – Multi-Family (Medium) District to accommodate the construction of a stacked townhouse building. Please see the associated planner’s report (DAZ 217/2026) for additional details.
- The existing single-family home on site will be demolished.
- In addition, the subject application would subdivide a strip at the front of the site (1.99 metres in length) to accommodate a road widening (Court Avenue) and a future multi-use pathway.
- A total of 36 residential dwelling units are proposed, ranging in size from 820 square feet to 1,260 square feet. The average lot area density is 1,002 square feet per dwelling unit.
- The building design provides stacked townhouse units with lower units occupying the main floor and raised basement, and upper units occupying the second and third levels.

Building Plans and Elevations

- The drawings show the building has a proposed height of 40 feet and 5 inches.
- Cladding materials consist of composite/metal, faux wood, brick veneer, and acrylic stucco.
- The proposed front yard on Court Avenue would be 10 feet. A set of stairs projects into the front yard, with 5 feet 10 inches to the property line.

Vehicular and Bicycle Parking

- Site access would be taken from a singular approach onto Court Avenue
- A total of 49 surface parking stalls are proposed, located to the east and behind the proposed building, including 3 accessible stalls, 5 guest stalls, and 13 small car stalls.
- The applicant is proposing to provide a total of 7 secure bicycle parking spaces on site. The bicycle parking would be located in an outdoor enclosure measuring 16 by 10 feet.

Landscaping and Amenity Spaces

- The proposed street edge landscaping includes a mix of 4 trees and 23 shrubs. In total across the site, including parking lot interior landscaping and building foundation landscaping, the applicant is proposing 11 trees and 85 shrubs.
- Drawings show a communal pergola at the rear of the site, measuring 20 by 14 feet.
- Accessible pathways are provided throughout the site.
- A 6 foot high opaque fence is proposed on the east, west, and south sides of the site.
- Two garbage enclosures are located at the rear of the surface parking lot. The enclosure holding the garbage measures 10 by 16 feet and is connected to the bicycle storage enclosure. In total, the enlarged garbage and bicycle parking enclosure measures 20 feet and 3 inches by 16 feet.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant engaged with the Division prior to the submission of the application. Planning expressed support for the parking variance with the inclusion of secure bicycle parking but requested that a front yard setback of 15 feet be provided. The applicant decided to move forward with the application as-is, resulting in an approval, in part, as modified recommendation from the Division.

With the Public

The applicant completed public engagement processes as part of the proposal, which included two open houses held in October 2025 and March 2026. The first open house in October acted as a project overview, and feedback was also received. The second open house in March included a preferred design concept, and additional feedback was collected. The applicant indicated that one-on-one meetings were held with various project stakeholders on several occasions. All residents and stakeholders in the immediate vicinity of the project received direct invitations to the first open house via hand delivered notices. For the second open house, this same process was repeated, plus any attendees to the first open house who left contact information received emails. The applicant also advertised the second open house in the *Winnipeg Free Press Review West* newspaper.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0

- The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is a direction strategy supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located in an "Established Neighbourhood – Recent Community" policy area as outlined in *CCDS 2.0*. The Vision for Established Neighbourhoods is to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- With regard to this proposal, the key goal and policies guiding the development of Established Neighbourhoods include:

1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.

1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.

1.14 Low-rise residential uses will generally be encouraged to locate on arterial roads and collector roads where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.

2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.

2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.

2.4 Encourage the use of high-quality, energy efficient, and durable exterior building facade materials.

2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.

2.9 Buildings with multi-unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:

a) Window placement that supports passive surveillance;

b) Unit entrances with direct access to the street;

c) Front porches;

d) Balconies;

e) Awnings;

f) Lighting; and

g) Height of primary entrances

2.12 New development should respect and complement the existing character of the built form of surrounding properties.

2.13 Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.

2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

2.17 Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.

2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.

2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.

- Per Servicing policy 1.1 of CCDS 2.0, the proposed development will require a full range of municipal services and will be required to comply with applicable servicing requirements.

Precinct E Court Avenue Secondary Plan

- The site is located in an area designated as "Lower Density Residential" under the *Precinct E Court Avenue Secondary Plan*. Key relevant policies associated with this policy area include the following:

  5.1 Medium Density Residential Development Policies:

  a. *Single family, duplexes, triplexes and fourplexes shall be the predominant use of land within the low density residential areas.*

  b. *It is expected that these areas will develop to approximately 10 units per gross developable hectare (4.0 units per gross developable acre) or greater.*

  c. *Residential densities may vary throughout the Lower Density Residential area provided that the density range noted above is not compromised.*

  f. Each building design and site plan should address the issue of privacy for immediate neighbours through measures such as building mass, building orientation and landscaping.

- The *Secondary Plan* also identifies this site as a "Special Planning Area" which is a specific area that requires a slightly greater level of planning detail to ensure that "development remains appropriate and sensitive to existing and future surrounding uses," and includes the area along the south side of Court Avenue. Key policies applicable to the subject application include the following:

  4.2 Special Planning Areas

Development applications for properties south of Court Avenue must demonstrate the following:

i. frontage onto Court Avenue;

ii. buildings and entranceways facing toward the public street;

iii. pedestrian and vehicular access onto Court Avenue; and

iv. appropriate transitions between varying intensities of residential use suitable for mitigating potential land use conflicts are applied. This may be achieved through consistent and compatible zoning districts and/or the provision of building setbacks and heights that are sensitive to existing and future developments.

~

Although the Lower Density Residential designation only allows 4-units per property in this policy area, the "Special Planning Area," specifically policy 4.2(iv) allows the Urban Planning and Design Division to make additional considerations. The property is over 200 feet deep with no access to a paved rear lane. Therefore, subdividing for the creation of fourplexes would not make efficient use of the property and would require additional entrances onto Court Avenue. A low-rise multi-family townhouse building is more appropriate for this site given its size and neighbourhood context. Given these additional considerations and the property's location within the Special Planning Area, the Division determined that the proposal is appropriate and meets the intention of policies within the *Precinct E Court Avenue Secondary Plan*.

City of Winnipeg Zoning By-Law 200/2006

"R1-E" Residential Single-Family Estate District

- Currently, the land is zoned "R1-E" Residential Single-Family Estate District. The "R1-E" district requires: a minimum lot width of 25 feet, a minimum lot area of 20,000 square feet, side yards of 15 feet, a front yard of 30 feet, and a rear yard of 25 feet. The maximum building height is 35 feet and the maximum lot coverage is 30 percent.

"RMF-M" Residential Multi-Family Medium District

- The "RMF-M" zoning district is intended to accommodate the development of multi-family units in areas with medium to high residential densities.
- The dimensional standards for multi-family structures in the "RMF-M" zone are: a minimum front yard of 25 feet; a minimum rear yard of 25 feet; a minimum side yard of 8 feet, and a maximum building height of 60 feet. The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 800 square feet.

VARIANCES

<u>Front Yard</u>

The applicant has proposed a front yard setback of 10 feet instead of 25 feet.

The Public Service recommends a modified proposal of a Variance to reduce the front yard setback from 25 to 15 feet, instead of the requested 10 feet for the following reasons:

- A reduced front yard helps to support a pedestrian-friendly, active street edge which is generally encouraged by the Urban Planning and Design Division within mature, walkable neighbourhoods. The subject site is located within the Recent Communities policy area, located within a neighbourhood that is not highly urbanized.

- While a slight front yard reduction can contribute to an active street edge along a key collector with a future multi-use pathway, by reducing the setback to 10 feet the proposed 3-storey building (40 feet, 5 inches in height) would have a greater impact on the future pathway, and would provide limited space for street edge landscaping.

- Under the City of Winnipeg Climate Action Plan, one of the key directions is to *Increase and Preserve the Tree Canopy*. Landscape Architects within the Urban Planning and Design Division advise that a front yard setback less than 15 feet does not present ideal conditions for tree growth especially with regards to medium and large trees.

- Property requirements to widen the adjacent street is an important factor in the subject Variance, specifically the requirement to subdivide 6.53 feet (1.99 metres) along the entire north limit of the subject site to accommodate a road widening of Court Avenue and a future multi-use pathway per the recommendations in the Appendix "B" report attached to the Administrative Report for related File No. DAZ 217/2026. Without the property requirements the front yard setback would likely be met.

The Urban Planning and Design Division is supportive of the front yard reduction to 15 feet from 25 feet instead of the requested front yard setback of 10 feet to ensure a comfortable setback and ample space for high quality landscaping to the future multi-use pathway along Court Avenue. This recommendation is in alignment with the following policies:

> *2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street (CCDS 2.0)*
>
> *4.2.b.iv [Development applications for properties south of Court Avenue must demonstrate…] appropriate transitions between varying intensities of residential use suitable for mitigating potential land use conflicts are applied. This may be achieved through consistent and compatible zoning districts and/or the provision of building setbacks and heights that are sensitive to existing and future developments (Precinct E Court Avenue Secondary Plan)*

<u>Parking Reduction</u>

A parking ratio of 1.5 stalls per unit is required per the Winnipeg Zoning By-Law. The subject proposal requires 54 parking spaces, and the applicant has applied for 49 parking spaces, a 10% reduction resulting in a 1:1.3 parking ratio.

At 1.3 stalls per unit, the proposed parking supply is a very minor deviation from the standard 1.5 stalls per unit. The property is located adjacent to a future multi-use pathway, and the applicant has agreed to provide a secure bicycle parking enclosure as part of the application. Additionally, the property (1080 Court) is located within 300 metres of a bus stop serving routes

28, 330, and 336, and is the same distance from a Regional Mixed Use Centre which includes several amenities including a grocery store (Walmart).

For the above reasons, the Division is recommending support for the parking reduction Variance.

CONSULTATION

In preparing this report there was internal consultation with: Land Development, Solid Waste, Public Works, Water and Waste.

It should be noted that the following comment was received from Solid Waste regarding the proposed waste and recycling design:

> *"Collection as shown on the drawing will not work for City waste and recycling collection. The site plan must include a diagram illustrating the anticipated movement of the collection vehicle through the building site, including dimensions for minimum width, and turning radii throughout. The enclosure needs to have a 3 metre opening per bin for truck access. Additionally, if there is a pole in the centre of a two-bin enclosure the opening will need to be increased for truck access.*
>
> *The access route and loading area must be designed in such a way as to allow a collection vehicle to enter the site, collect the waste, and exit the site in a forward motion or via the use of a turnabout area allowing for a three-point turn of no less than one truck length.*
>
> *A waste management fee is applicable to all multi-unit developments and will be applied to the utility bill of utility account holder(s). To ensure that owners/occupants of multi-unit dwellings can receive the solid waste services provided for through this fee, new multi-unit dwellings must be designed to meet the City's collection requirements. Applicants proposing new multi-unit developments are advised to contact the Solid Waste Services Division early in the design process to ensure that proposed designs are consistent with City standards for multi-unit dwellings."*

Per the above comment, the site plan will need to be updated to address Solid Waste's comments regarding the waste and recycling design. Alternatively, the developer may pursue private collection.

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division recommends **approval, in part, as modified** for the application for the following reasons:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

In that, *the proposed variances will enable a development that increases neighbourhood population and continues to develop a Recent Community in line with CCDS 2.0 policies. The Division's recommendation to modify the front yard setback from 10 to 15 feet ensures adequate space for landscaping.*

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

In that, *the site design and building design elements of the proposed development align with the surrounding context and help reduce any potential adverse effects on the neighbouring properties and surrounding area.*

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

In that, *the proposed variances (in part, as modified) would allow the applicant to introduce density on the site in a manner that is consistent with the policies guiding development under the "Established Neighbourhoods – Recent Communities" policy area within the Complete Communities Direction Strategy 2.0, and the "Precinct E Court Avenue Secondary Plan."*

(d) is compatible with the area in which the property to be affected is situated.

In that, *the proposed development is compatible with the vision outlined for this area in the Precinct E Court Avenue Secondary Plan.*

OURWINNIPEG 2045 POLICY ALIGNMENT

- City Building Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals.
- City Building Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.
- City Building Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity 4: Facilitate Compact, Complete Development and Increase Density.

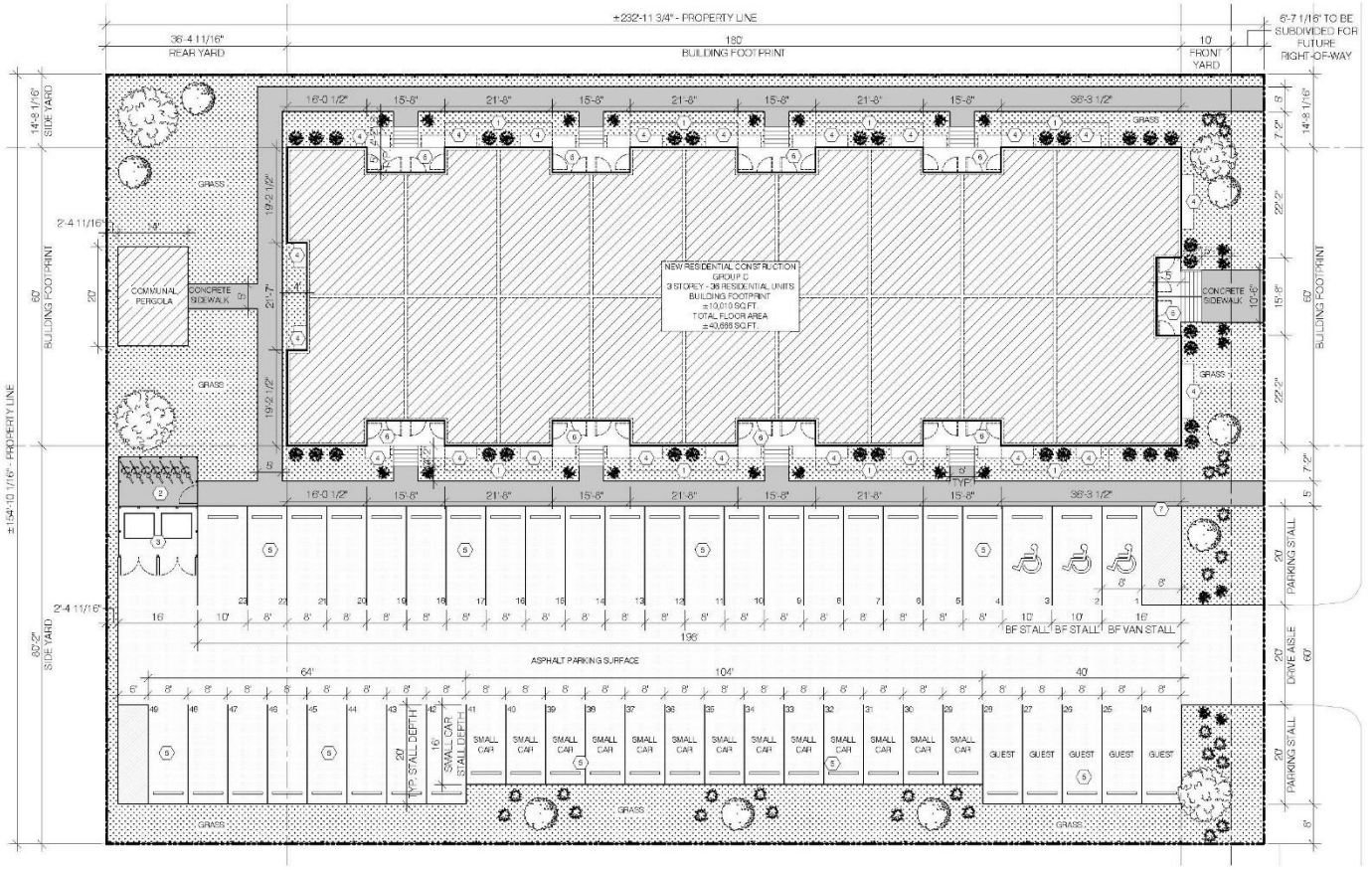
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Isaiah Stonehouse, MCP
Date:	Thursday, August 13, 2026
File No.	DAV 26-161954\D

Exhibit “6” referred to in File DAV 161954/2026D



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: 26-161954/D
SHEET # 1 OF 13
DATE: June 18, 2026

ZONING SUMMARY

ZONED: R1-E
TYPE: NEW RESIDENTIAL BUILDING (36 DWELLINGS)

LEVELS:	3 STOREYS
LOT AREA:	±9951.4 SQ.M. (±36,073.7 SQ.FT.)
BUILDING FOOTPRINT AREA:	±930 SQ.M. (±10,010 SQ.FT.)
BUILDING TOTAL FLOOR AREA:	±3778 SQ.M. (±40,666 SQ.FT.)
PARKING AREA:	±1128.4 SQ.M., (±12,146.4 SQ.FT.)
BUILDING HEIGHT:	12.3 M. (40-5)
FRONT YARD (NORTH):	16'-7 1/16" PROVIDED
REAR YARD (SOUTH):	36'-4 11/16" PROVIDED
SIDE YARD (EAST):	60'-2" PROVIDED
SIDE YARD (WEST):	14'-3 1/16" PROVIDED

PARKING STALLS PROVIDED: 49
BARRIER-FREE STALLS: 3
BICYCLE PARKING PROVIDED: 7

STREET EDGE LANDSCAPING
5 DECIDUOUS TREES PROVIDED
23 SHRUBS PROVIDED

BUILDING FOUNDATION LANDSCAPING
6 SHRUBS PROVIDED

SIDE AND REAR SITE EDGE BUFFERING
6' HIGH OPAQUE FENCE PROVIDED AS BUFFER ON EAST, SOUTH, AND WEST SIDES OF PROPERTY.

SOFT LANDSCAPE COVERAGE
-SOFT LANDSCAPING AREA / LOT AREA: 9208 SQ.FT.
-9208 SQ.FT. / 36,073.7 SQ.FT. = 25.5%

SITE PLAN KEYNOTES

1. OUTLINE OF BALCONY ABOVE
2. SECURE ENCLOSED BICYCLE PARKING (7)
3. ENCLOSED WASTE / RECYCLING AREA (PRIVATE COLLECTION)
4. LANDSCAPE DRAINAGE AREA, (GRAVEL) PROVIDE DRAIN TO WEEPING TILE
5. G.C. TO COORDINATE ELECTRICAL SERVICE PANEL CAPACITY AND INSTALLATION OF ELECTRICAL CONDUIT TO OUTDOOR PARKING SPACES.
6. ENTRANCE DOORS ILLUMINATED BY RECESSED SOFFIT LIGHTING
7. CURB CUT FOR BARRIER-FREE PATH OF TRAVEL

NOTES REGARDING PARKING:

1. BARRIER FREE PARKING STALLS SHALL BE CLEARLY IDENTIFIED BY PAINTING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON BLUE BACKGROUND.

NOTES:

1. ALL PARKING STALLS, DIRECTION ARROWS, HANDICAP SIGN AND THE LOADING BAY ARE TO BE PAINTED IN YELLOW.
2. IF REQUIRED AT THIS LOCATION, CONTRACTOR TO SUPPLY AND INSTALL OPTIONAL SITE EQUIPMENT, CONCRETE PATIO FURNITURE, PLANTER AND BICYCLE RACK - PROJECT MANAGER TO GIVE INSTRUCTION.

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PRELIMINARY DRAWINGS
CONCEPT ONLY
NOT FOR CONSTRUCTION

ISSUED

ADDRESS: 1080 COURT AVENUE WINNIPEG, MB

PROJECT: 1080 COURT TOWNHOUSES

SHEET TITLE: SITE & PARKING PLAN

SCALE: AS NOTED

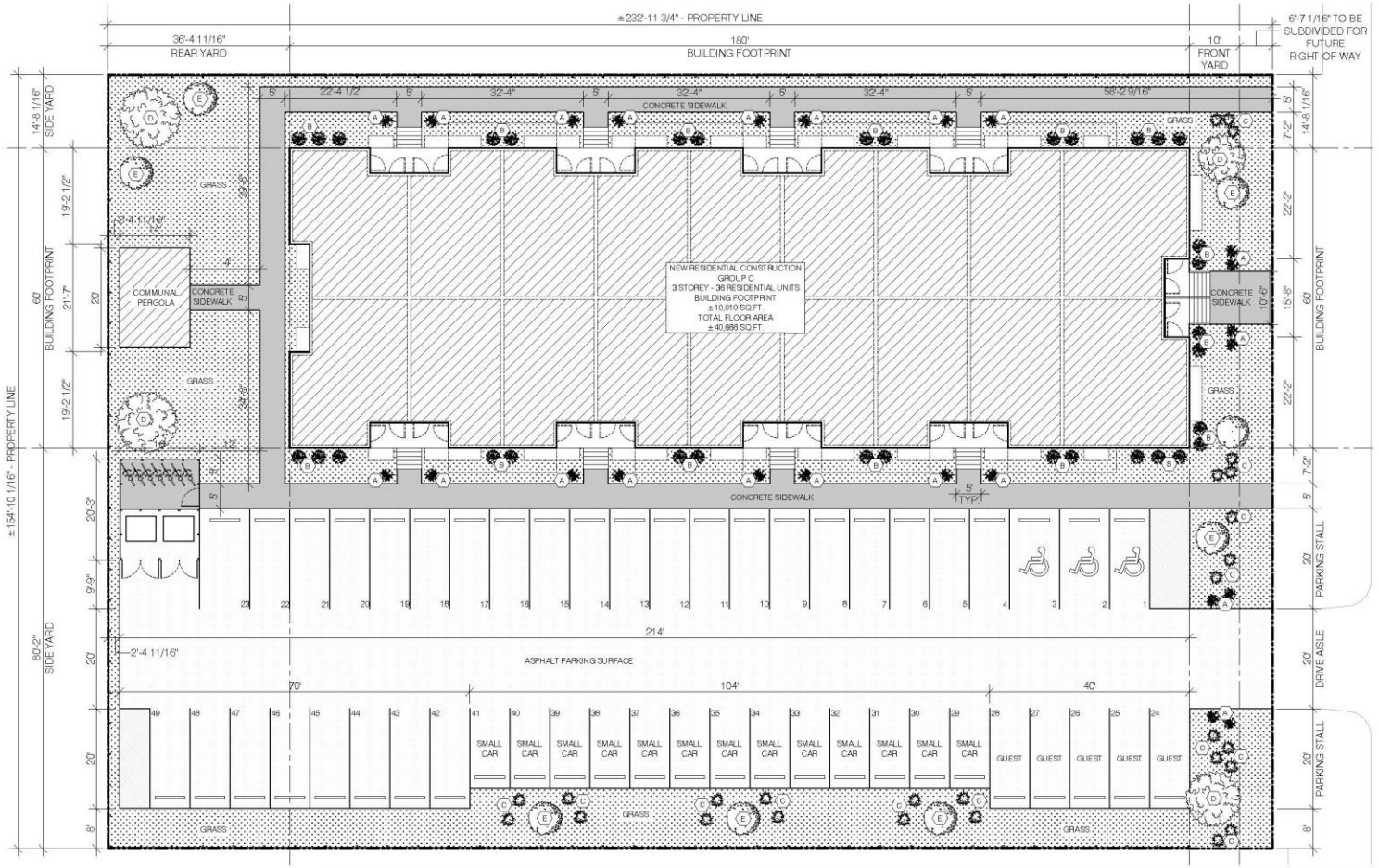
DESIGNER: AS

DRAWN BY: DD

DATE: MAY 7, 2026

SHEET NUMBER: Z0.1

2architecture



SITE DEVELOPMENT - GENERAL SITE & LANDSCAPING					
ITEM	SYMBOL	REMARKS	ITEM	SYMBOL	REMARKS
SHRUB #1 – SHRUBBY CINQUEFOIL (QTY: 24) SPECIES: DASIPHORA FRUTICOSA SIZE AT PLANTING: ±1'-0" X ±1'-0" CONTAINER SIZE AT PLANTING: 1–2 GALLONS MATURE HEIGHT: ±2.5' MATURE SPREAD: ±3'		(A)	LARGE SIZED DECIDUOUS TREE (QTY: 4) (LOCATED MIN. 6'-6" OF A PATH) MANITOBA MAPLE SPECIES: ACER NEGUNDO SIZE AT PLANTING: ±8' - 10' TALL MATURE HEIGHT: ±30' LOWEST ACCEPTABLE BRANCH AT MATURITY: ±6' ACCEPTED CALIPER: ±2 1/2" REFER TO TREE NOTES		(D)
SHRUB #2 – BUTTONBUSH (QTY: 34) SPECIES: CEPHALANTHUS OCCIDENTALIS SIZE AT PLANTING: ±3'-0" X ±3'-0" CONTAINER SIZE AT PLANTING: 2–3 GALLONS MATURE HEIGHT: ±6' - 10' MATURE SPREAD: ±6'		(B)	MEDIUM SIZED DECIDUOUS TREE (QTY: 7) (LOCATED MIN. 6'-6" OF A PATH) GOLDEN CASCADE LINDEN SPECIES: TILIA CORDATA SIZE AT PLANTING: ±8' - 10' TALL MATURE HEIGHT: ±40' LOWEST ACCEPTABLE BRANCH AT MATURITY: ±6' ACCEPTED CALIPER: ±2 1/2" REFER TO TREE NOTES		(E)
SHRUB #3 - JADE CAROUSEL BARBERRY (QTY: 27) SPECIES: BERBERIS THUNBERGII SIZE AT PLANTING: ±1'-0" X ±2'-0" 2 GALLONS AT TIME OF PLANTING MATURE HEIGHT SIZE: ±3'-0" MATURE SPREAD: ±4'-0"		(C)			

TREE & SHRUB NOTES:
* TREES MUST BE PLANTED NOT LESS THAN 6.56 FT (2.0 M) FROM A PUBLIC SIDEWALK, A MINIMUM OF 3.28 FT (1.0 M) FROM A PROPERTY LINE, AND SHOULD BE LOCATED AT SUFFICIENT DISTANCE FROM THE DWELLING TO ALLOW FOR FULL CANOPY AND ROOT SYSTEM DEVELOPMENT.
* NOTE PLANTING SHOWN ON SITE PLAN IS DIAGRAMMATIC. FINAL PLANTING TO BE CONFIRMED WITH OWNER.
* NOTE ALL SHRUBS TO BE OF SPECIES THAT CAN REMAIN HEALTHY WHEN TRIMMED SO AS TO MAINTAIN A HEIGHT OF NOT MORE THAN 30 INCHES AT MATURITY

LANDSCAPE PAVING AREA: CONCRETE OR ASPHALT	
ASPHALT SURFACE	
GRASS	

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: 26-161954/D
SHEET # 2 OF 13
DATE: June 18, 2026

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ADDRESS
1080 COURT AVENUE
WINNIPEG, MB

PROJECT
1080 COURT TOWNHOUSES

SHEET TITLE
LANDSCAPING PLAN

SCALE
AS NOTED

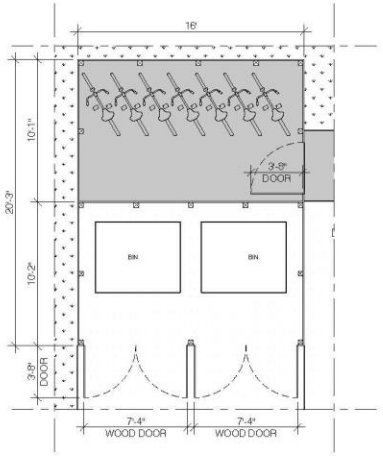
DESIGNER
AS

DRAWN BY
DD

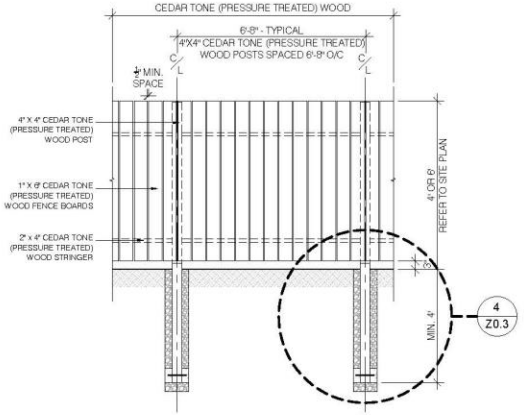
DATE
MAY 7, 2026

SHEET NUMBER
Z0.2

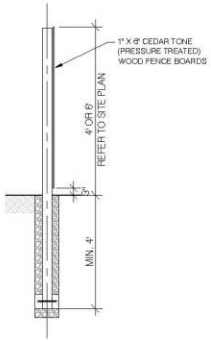
2architecture



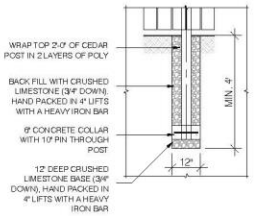
1 Z0.3 ENLARGED ENCLOSURE PLAN
1/8" = 1'-0"



2 Z0.3 FENCE ELEVATION
1/4" = 1'-0"



3 Z0.3 FENCE SECTION
1/4" = 1'-0"



4 Z0.3 FENCE DETAIL
1/4" = 1

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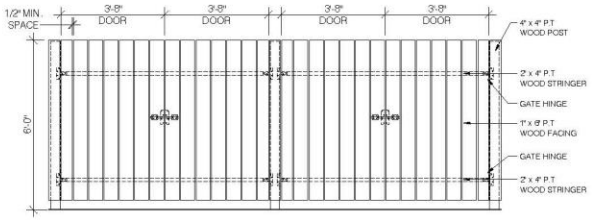
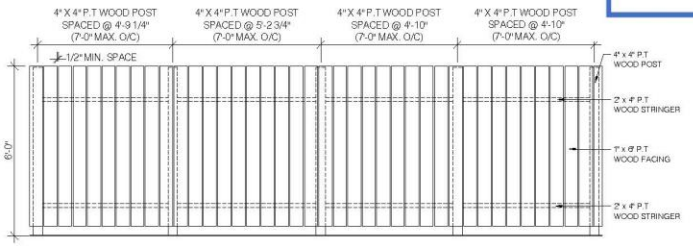
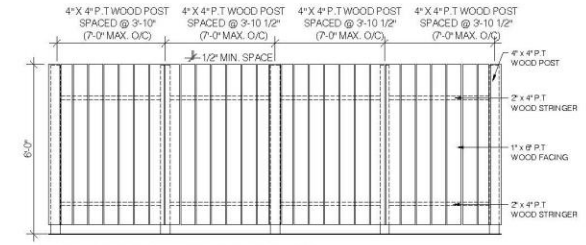
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: 26-161954/D
SHEET # 3 OF 13
DATE: June 18, 2026



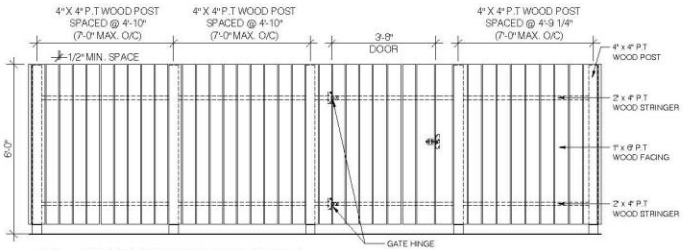
5 Z0.3 ENCLOSURE ELEVATION 1
1/4" = 1'-0"



6 Z0.3 ENCLOSURE ELEVATION 2
1/4" = 1'-0"



7 Z0.3 ENCLOSURE ELEVATION 3
1/4" = 1'-0"



8 Z0.3 ENCLOSURE ELEVATION 4
1/4" = 1'-0"

2architecture

ADDRESS
1080 COURT AVENUE
WINNIPEG, MB

PROJECT
1080 COURT TOWNHOUSES

SHEET TITLE
SITE DETAILS

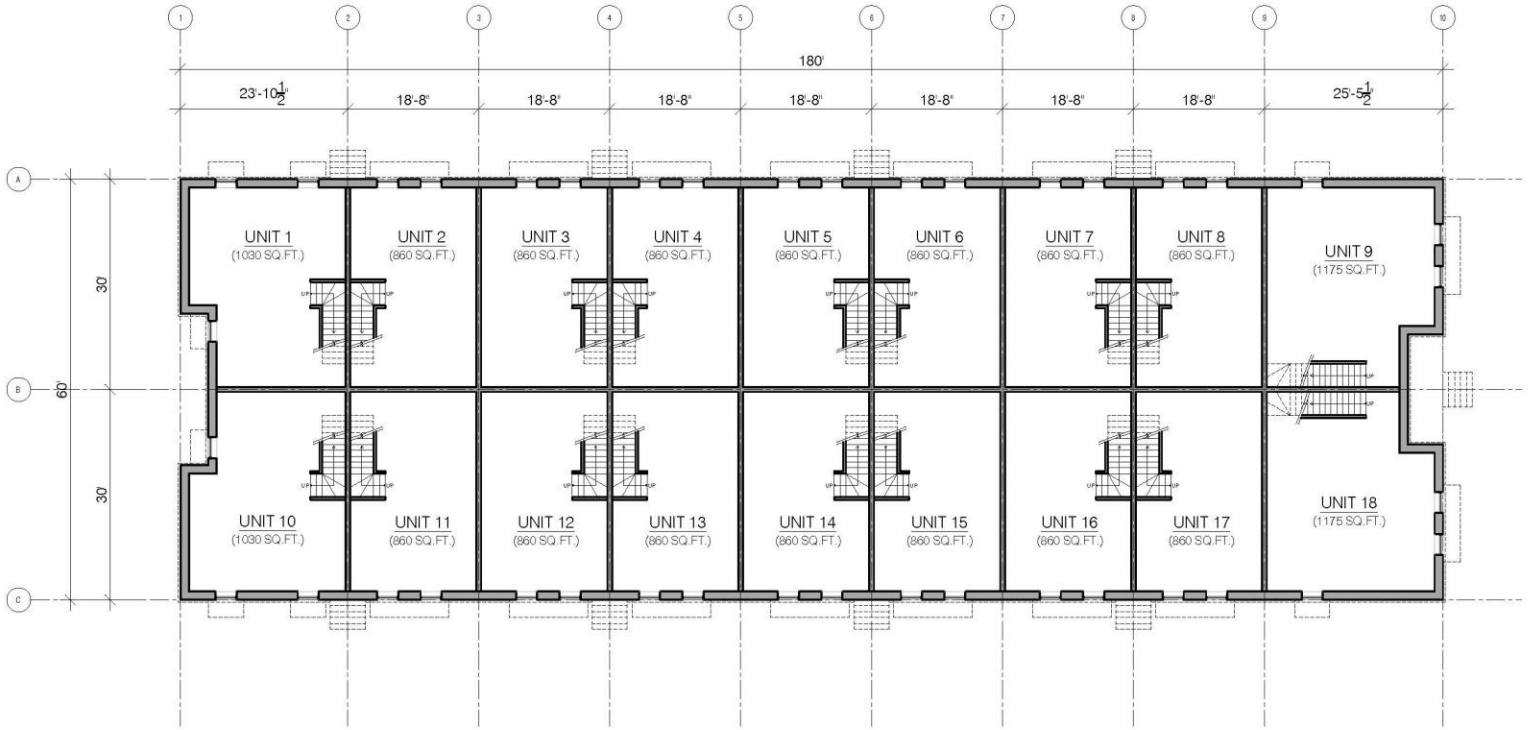
SCALE
AS NOTED

DESIGNER
AS

DRAWN BY
DD

DATE
MAY 7, 2026

SHEET NUMBER
Z0.3



1 / Z1.0 BASEMENT FLOOR PLAN
1/16" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: 26-161954/D
SHEET # 4 OF 13
DATE: June 18, 2026

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1080 COURT TOWNHOUSES

SHEET TITLE
BASEMENT FLOOR PLAN

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DD

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SHEET NUMBER
Z1.0

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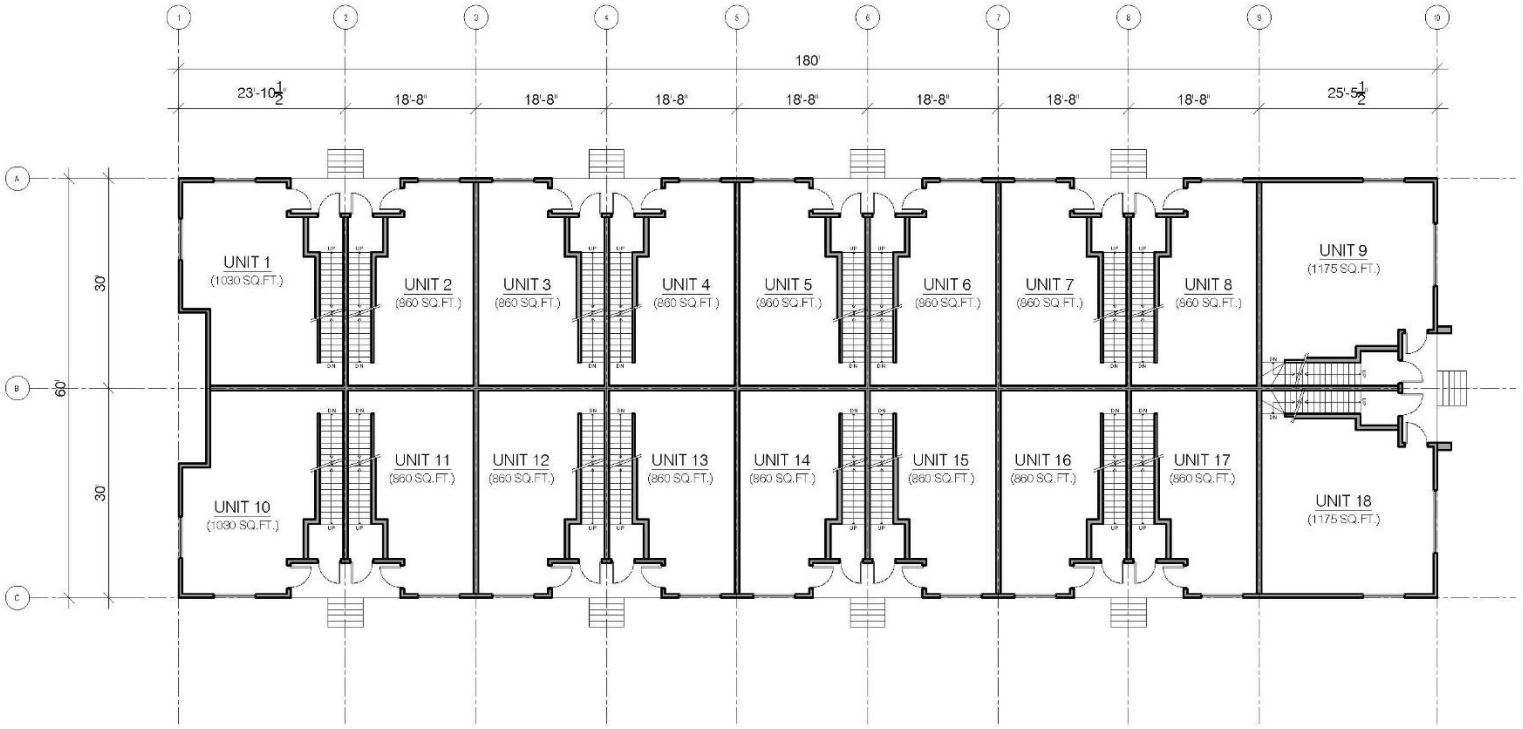

1 / Z1.1 MAIN FLOOR PLAN
1/16" = 1'-0"

ZONING AND PERMIT BRANCH
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SHEET # 5 OF 13
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1080 COURT AVENUE
WINNIPEG, MB

PROJECT
1080 COURT TOWNHOUSES

SHEET TITLE
MAIN FLOOR PLAN

SCALE
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CC

DATE
MAY 7, 2026

SHEET NUMBER
Z1.1

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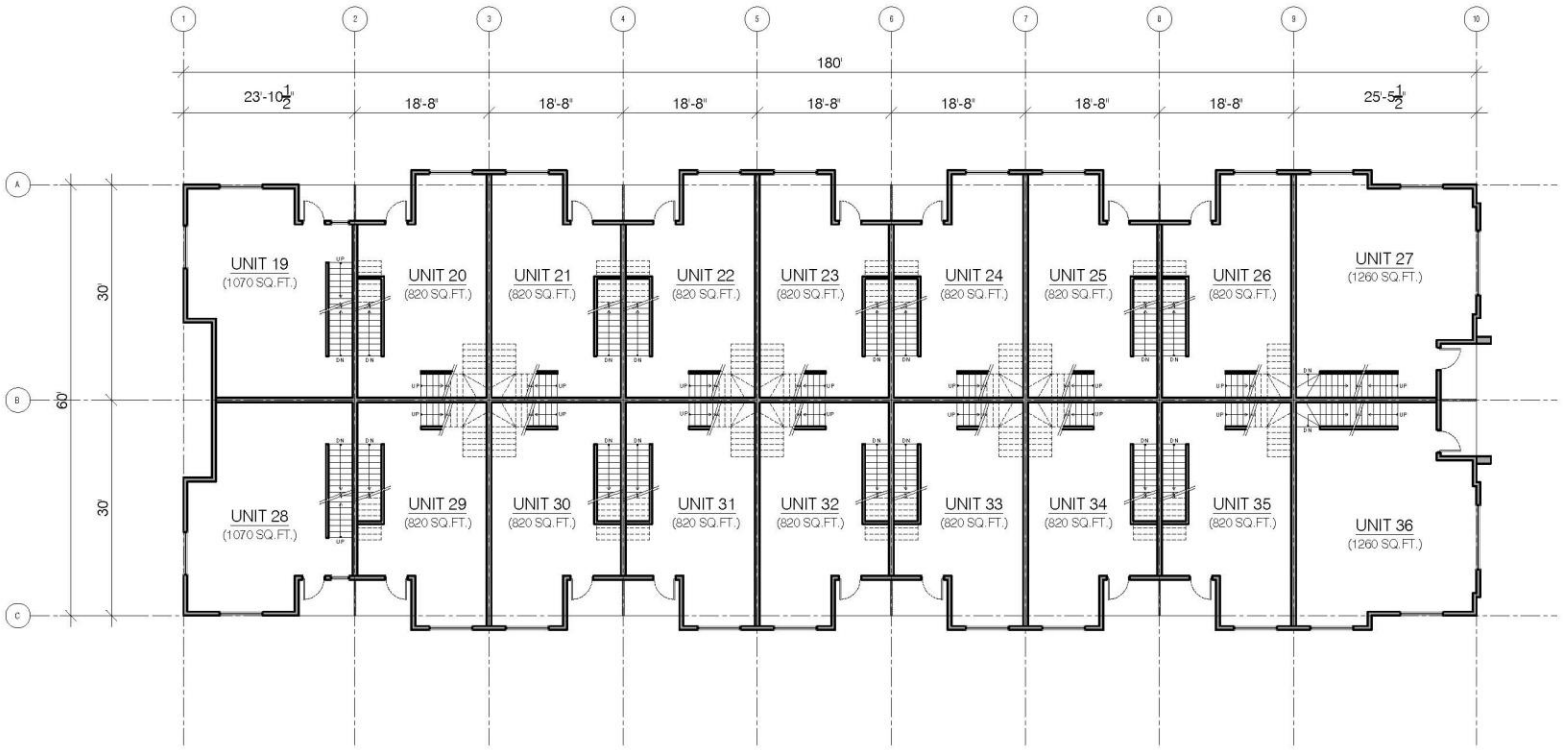

1 / Z1.2 SECOND FLOOR PLAN
1/16" = 1'-0"

ZONING AND PERMIT BRANCH
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SHEET # 6 OF 13
DATE: June 18, 2026

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1080 COURT AVENUE
WINNIPEG, MB

PROJECT
1080 COURT TOWNHOUSES

SHEET TITLE
SECOND FLOOR PLAN

SCALE
AS NOTED

DESIGNER
AS

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DD

DATE
MAY 7, 2026

SHEET NUMBER
Z1.2

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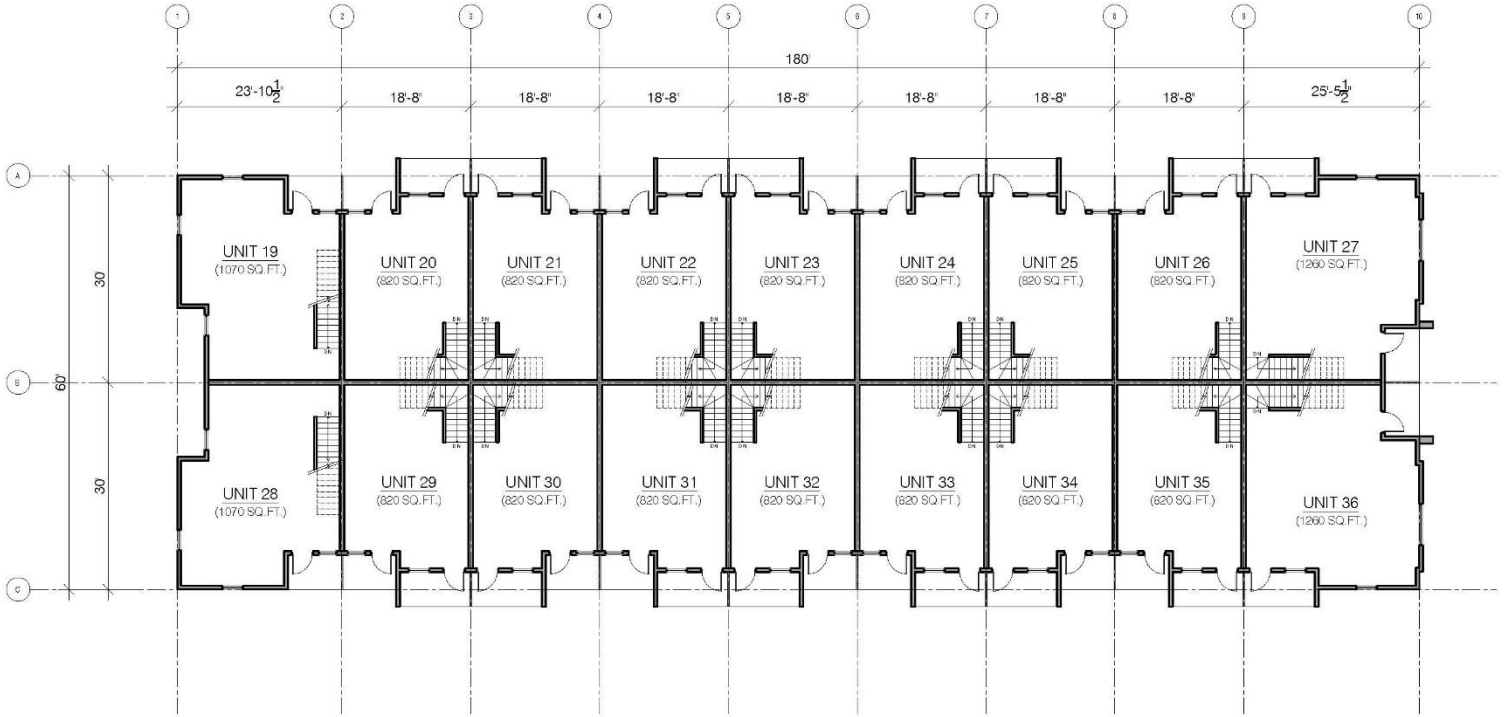

1 / Z1.3 THIRD FLOOR PLAN

1/16" = 1'-0"

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: 26-161954/D

SHEET # 7 OF 13

DATE: June 18, 2026

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ADDRESS
1080 COURT AVENUE
WINNIPEG, MB

PROJECT
1080 COURT TOWNHOUSES

SHEET TITLE
THIRD FLOOR PLAN

SCALE
AS NOTED

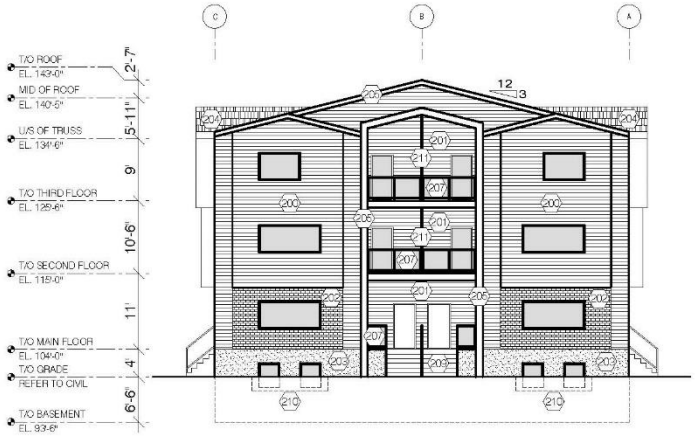
DESIGNER
AS

DRAWN BY
DD

DATE
MAY 7, 2026

SHEET NUMBER
Z1.3

2architecture



1 Z2.0 NORTH ELEVATION
1/16" = 1'-0"

ELEVATION KEYNOTES

200 COMPOSITE/METAL HORIZONTAL PLANK CLADDING (OWNER TO CONFIRM COLOUR)

201 PRE-SEALED WOOD FINISH OR FAUX WOOD COMPOSITE HORIZONTAL PLANK CLADDING (OWNER TO CONFIRM COLOUR)

202 BRICK VENEER CLADDING (OWNER TO CONFIRM COLOUR)

203 ACRYLIC STUCCO CLADDING - CHARCOAL (OWNER TO CONFIRM COLOUR)

204 ROOF - ASPHALT SHINGLES - CHARCOAL GREY (OWNER TO CONFIRM COLOUR)

205 PRE-FINISHED ALUMINUM FLASHING - BLACK (OWNER TO CONFIRM COLOUR)

206 ALUMINUM GUTTER - BLACK (OWNER TO CONFIRM COLOUR)

207 42" HIGH PRE-ENGINEERED GUARD RAIL - TO BE POWDER COATED BLACK ALUMINUM POST GUARD RAIL SYSTEM WITH GLASS INSERT (OWNER TO CONFIRM)

208 CONCRETE STEPS - REFER TO STRUCTURAL

209 PRESSURE TREATED WOOD STEPS

210 LANDSCAPE DRAINAGE AREA PROVIDE DRAIN TO WEEPING TILE

211 PRIVACY SCREENING (OWNER TO CONFIRM TYPE)

ROOF SLOPES:
G.C. TO COORDINATE ROOF SLOPE WITH TRUSS SUPPLIER.

PRE-FINISHED FLASHING/METALS:
ALL FLASHING, DRIP CAPS, DOWNSPOUTS, SCUPPERS, ETC TO MATCH WINDOW FRAME

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ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: 26-161954/D
SHEET # 8 OF 13
DATE: June 18, 2026



2 Z2.0 EAST ELEVATION
1/16" = 1'-0"

ADDRESS
1060 COURT AVENUE
WINNIPEG, MB

PROJECT
1060 COURT TOWNHOUSES

SHEET TITLE
BUILDING ELEVATIONS

SCALE
AS NOTED

DESIGNER
AS

DRAWN BY
DD

DATE
MAY 7, 2026

SHEET NUMBER
Z2.0

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1 Z2.2 NORTH ELEVATION
1/16" = 1'-0"

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ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: 26-161954/D
SHEET # 10 OF 13
DATE: June 18, 2026



2 Z2.2 EAST ELEVATION
1/16" = 1'-0"

DISCLAIMER: COLOURED ELEVATIONS NOT EXACT REPRESENTATION OF DRAWINGS

2architecture

ADDRESS
1080 COURT AVENUE
WINNIPEG, MB

PROJECT
1080 COURT TOWNHOUSES

SHEET TITLE
COLOURED ELEVATIONS

SCALE
AS NOTED

DESIGNER
AS

DRAWN BY
DD

DATE
MAY 7, 2026

SHEET NUMBER
Z2.2



1 Z2.3 SOUTH ELEVATION



2 Z2.3 WEST ELEVATION

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PRELIMINARY DRAWINGS
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ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: 26-161954/D
SHEET # 11 OF 13
DATE: June 18, 2026

ADDRESS
1080 COURT AVENUE
WINNIPEG, MB

PROJECT
1080 COURT TOWNHOUSES

SHEET TITLE
COLOURED ELEVATIONS

SCALE
AS NOTED

DESIGNER
AS

DRAWN BY
DC

DATE
MAY 7, 2026

SHEET NUMBER
Z2.3

2architecture



1 Z3.0 PERSPECTIVE NTS

DISCLAIMER: RENDERED PERSPECTIVES ARE NOT EXACT REPRESENTATIONS OF DRAWINGS

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: 26-161954/D

SHEET # 12 OF 13

DATE: June 18, 2026

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1080 COURT AVENUE
WINNIPEG, MB

PROJECT
1080 COURT TOWNHOUSES

SHEET TITLE
PERSPECTIVE

SCALE
AS NOTED

DESIGNER
AS

DRAWN BY
DD

DATE
MAY 7, 2026

SHEET NUMBER
Z3.0

2architecture



1 Z3.1 PERSPECTIVE
NTS

DISCLAIMER: RENDERED PERSPECTIVES ARE NOT EXACT REPRESENTATIONS OF DRAWINGS



2 Z3.1 PERSPECTIVE
NTS

ZONING AND PERMIT BRANCH
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CONNECTION WITH: 26-161954/D
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DATE: June 18, 2026

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1080 COURT TOWNHOUSES

SHEET TITLE
PERSPECTIVE

SCALE
AS NOTED

DESIGNER
AS

DRAWN BY
DD

DATE
MAY 7, 2026

SHEET NUMBER
Z3.1

2architecture